

**MINUTES
CITY OF WOODSTOCK
ZONING BOARD of APPEALS
March 14, 2016
Council Chambers**

CALL TO ORDER: A special meeting of the City of Woodstock Zoning Board of Appeals was called to order by Chairman Schuh at 7:00 PM on Monday, March 14, 2016 in the Council Chamber, Woodstock City Hall, 121 W. Calhoun Street, Woodstock. A roll call was taken.

COMMISSION MEMBERS PRESENT: Timothy Huffar, Patrick Shea, Tom Tierney, Lawrence Winters, John Schuh.

COMMISSION MEMBERS ABSENT: Rick Bellairs, Howard Rigsby.

STAFF PRESENT: City Planner Nancy Baker and Chief Deputy Clerk Jane Howie.

OTHERS PRESENT: Tyler Edwards, Real Estate Rep. for Menard, Inc.

II. APPROVAL OF MINUTES:

Motion by P. Shea, second by T. Huffar, to approve the Minutes of the January 11, 2016 meeting of the Zoning Board of Appeals as presented. Ayes: T. Huffar, P. Shea, T. Tierney, L. Winters, J. Schuh. Nays: None. Absentees: R. Bellairs, H. Rigsby. Abstentions: None. Motion carried.

III. PUBLIC COMMENT (for items not listed elsewhere on the agenda)
None.

IV. PUBLIC HEARING:

A. 2100 Lake Ave. – Variation of maximum height of accessory structures to allow construction of additional storage sheds. Menards / Tyler Edwards, Real Estate Rep.

Tyler Edwards was sworn in by Chairman J. Schuh. Tyler said Menards has been going through their stores to update warehouses & other space. Menards wants to add a 6,480 sq. ft. addition to the existing accessory warehouse building and add 15,867 sq. ft. accessory warehouse building, both with a height of 23 feet to their Woodstock facility. The proposed 23 ft. height will match the existing storage shed on the property. The new structure would be parallel to Route 14 on the north side of the present structure. Additional work is planned in the area behind the loading dock where there are gaps in the walls. This area would be sealed and garage doors would be added. Menards wants to enclose the back of the greenhouse with green steel. Piles of lumbar will go into warehouse to keep it protected. T. Tierney asked if there was a height restriction when Menards was built. Or, was there a variance granted to Menards during original building permitting process? N. Baker answered, no, there was not. J. Schuh asked N.

Baker if anyone has replied to the hearing notice that was mailed out to businesses surrounding Menards. N. Baker said she has not received any objections to Menard's proposed plan. T. Huffar asked if the state had to be notified because this area is in the state's right-of-way. N. Baker said that isn't necessary. P. Shea asked about fire access. Will this present any issues for emergency rescue? T. Edwards said all of this was looked at prior to creating the plans. T. Tierney asked what other stores Tyler has been involved in remodeling / adding on to. T. Edwards said he has been involved in many both in Illinois and in surrounding states.

Motion by T. Huffar, second by T. Tierney, to close this Public Hearing regarding the variation at 2100 Lake Avenue. Ayes: T. Huffar, P. Shea, T. Tierney, L. Winters, J. Schuh. Nays: None. Absentees: R. Bellairs, H. Rigsby. Abstentions: None. Motion carried.

The Commission members completed the Findings of Fact for 2100 Lake Avenue.

RECOMMENDATION:

Motion by T. Tierney, second by T. Huffar, to approve a variation of UDO Section 7A.3E, Bulk and Area Standards and Table 7A.2 to allow the construction of an addition to the existing accessory warehouse and to allow construction of a new accessory warehouse as depicted in the petition. Ayes: T. Huffar, P. Shea, T. Tierney, L. Winters, J. Schuh. Nays: None. Absentees: R. Bellairs, H. Rigsby. Abstentions: None. Motion carried.

This recommendation will be on the April 5, 2016 City Council Agenda for consideration.

ADJOURNMENT:

Motion by P. Shea, second by T. Huffar, to adjourn this Special Meeting of the Zoning Board of Appeals. Ayes: T. Huffar, P. Shea, T. Tierney, L. Winters, J. Schuh. Nays: None. Absentees: R. Bellairs, H. Rigsby. Abstentions: None. Motion carried. The meeting was adjourned at 7:14 PM.

Respectfully submitted,

Jane Howie
Chief Deputy Clerk

FINDINGS OF FACT—2100 Lake Ave.

The Zoning Board of Appeals shall complete the enclosed form, which will be included with the Findings of Fact Report submitted to the City Council.

Request: Variation from the provisions of the Woodstock Unified Development Ordinance, Section 7A.3.E, Bulk and Area Standards, and Table 7A.2 to allow construction of a 6,480 sq. ft. addition to the existing accessory warehouse building and a new 15,867 sq. ft. accessory warehouse building—both with a height of 23 feet.

Section 7.3.5 states that the Board may determine and recommend to the City Council a variation of the regulations of Ordinance when it finds:	Yes or No	Comments
1. The particular surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;	Schuh-No All others-- Yes	
2. The conditions upon which the petition for a variation are based are unique to the property for which the variation is sought and are not applicable, generally to the other property with the same zoning classification;	All yes	
3. The purpose of the variation is not based exclusively upon a desire to increase the monetary gain realized from the property or to alleviate financial difficulty experienced by the petitioner in the attempt to comply with the provisions of this Ordinance;	All yes	
4. The alleged difficulty or hardship is caused by the application of this Ordinance and has not been created by any person presently having an interest in the property;	All yes	
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located;	All yes	
6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values with the adjacent neighborhood;	All yes	
7. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by the Ordinance to other lands, structures or buildings of the same district.	All yes	